

General use and maintenance manual for 45 barons court road

I.00 GAS/ PLUMBING/ ELECTRICITY

.01 HOT WATER

The hot water that comes out of all the taps is heated in the hot water cylinder where it remains stored hot and insulated. It is heated in two ways:

via the electric immersion elements within the hot water cylinder itself.

There is a boost button for electrically heated hot water located just by the cylinder upper left hand side. There is 'on all the time' button located similarly but low down on the left hand side

via the gas boiler, the timer for this is located to the top left of the boiler cup'd.

Set the timer to run at different times. The hot water will heat in about half an hour.

(There is a coil, like a radiator inside the cylinder; it is called the indirect coil. The radiators' hot water and the tap hot water do not mix.)

.02 CENTRAL HEATING

.03 The central heating describes all the room heating all via hotwater radiators. They are all heated by the gas boiler. The water level for this closed system is topped up by the header tank located at maximum height in the attic space.

The programmable digital thermostat within the cupboard under the stairs governs ground floor zone.

The programmable digital thermostat in the drawing living room governs the 1st floor and 2nd floor as a zone altogether.

.04 The top floor bathroom has under floor heating; this comes on with the ground floor heating zone (the reason for this is it is on generally on more than upper zone).

- attenuate this by way of the two small valves in the bottom of the boiler cup'd and generally these valves should be fully open

.05 Towel rails are on whenever the heating is on.

They are controlled with the large valve in the bottom of the boiler cup'd

.06 Drain down valve for whole system is within kitchen under alley window

.07 Other notes

- Top floor shower has the highest radiator so needs bleeding more often
- Generally set the ground floor radiator valves fully open and graduate towards more closed up the house to balance the system.
- Heating feed is from header tank is valved above boiler (separate open vent)

.08 COLD WATER

.09 arrives as mains supply cold drinking water to the Kitchen tap and also upstairs just to the shower room whb tap mains

First floor bathroom cold water is from attic tank

Top floor shower room tap is pumped.

.10 LIGHTING

.11 Recessed downlights are generally LED replacement lamps,

.12 Modern smaller version colour temperature 2700k or 3000k, no higher. Aim for about 350lm no less than 300lm. By known brand, Phillips, Osram etc..
Originally installed Megaman 141401 6 watt GU10 true size 2800K 410 lumen.

.13 LED uplighter made, Led is Luxeon rebel LXH8- PW20 3000K @ 350mA. Vf= 2.72,
(=0.952W)